

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Jefferson Metropolitan Housing Authority

PHA Number: OH014

PHA Fiscal Year Beginning: (mm/yyyy) 01/2005

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☒ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☐ The PHA's mission is: (state mission here)

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
 - ☒ Reduce public housing vacancies: to at least 7% actual over 5 years
 - ☐ Leverage private or other public funds to create additional housing opportunities:
 - ☐ Acquire or build units or developments
 - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) 90.0 by 12/31/2007
 - ☒ Improve voucher management: (SEMAP score) 90.0 by 12/31/2007
 - ☐ Increase customer satisfaction:
 - ☐ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units:
 - ☒ Demolish or dispose of obsolete public housing:

- ☒ Provide replacement public housing:
- ☒ Provide replacement vouchers:
- ☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☒ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Jefferson Metropolitan Housing Authority

Annual Plan – Executive Summary

Planning and Strategy

The Jefferson Metropolitan Housing Authority finds itself in the company of many public housing authorities today, as we approach the year 2005 in a transitional stage. JMHA's first public housing project was built over 45 years ago and is still in use. Our newest public housing units will be 20 years old in 2005. JMHA's public housing stock is aging. We must try to better define the current and future needs for housing assistance in Jefferson County, and blend those needs with a Federal mandate that all public housing authorities move to project-based budgeting and management, and incorporate the principles of "asset management" into its operational and capital decision-making. "Asset management" demands the most cost-efficient management of projects and the best use of capital investment. "Asset management" tells PHA's to become lean and mean. At the same time, JMHA finds itself serving populations that are more and more in need of special and supportive services.

In line with these demands, JMHA is currently seeking HUD approval to demolish the Elmer M. White high rise. The Housing Authority has determined that the capital investment needed to rehabilitate this 87-unit building is too great, especially in light of the Authority's nearly 700 other units and their capital needs. Subject to HUD approval, JMHA has allocated its 2004 Capital Fund Program money to accomplish this demolition. We have also applied for a HOPE VI demolition grant to assist with the cost.

We are continuing to explore disposition of our oldest project, Chester J. Simeral Courts, more commonly known as Parkview Circle, through a negotiated sale to the Franciscan University of Steubenville. We will attempt to arrive at a preliminary agreement with the University by mid-2005. We anticipate the sale and transition process may take 3 to 5 years to accomplish. The proceeds of this

sale will contribute to the capital needed for development or acquisition of new units, possibly in Steubenville, or possibly elsewhere in the County.

Some residents of neighborhoods near to Parkview Circle have expressed opposition to the sale of the project to Franciscan University. They feel that their area is already overburdened with Section 8 vouchers and sale of these public housing units may tend to increase the number of voucher rental units in their neighborhoods and further diminish homeownership.

Capital Improvements

We plan to continue modernizing our viable properties in Steubenville, Toronto, Yorkville, and Tiltonsville. These projects are serving the broadest section of affordable housing needs. We plan to continue modernization of the John F. Kennedy high rise in anticipation of adoption of a Medicaid waiver by the Ohio General Assembly. This legislation will permit Medicaid funding of assisted living services in public housing in Ohio. This also reinforces our “asset management” strategy of making the most efficient use of resources by consolidating the elderly and near elderly population of the two existing high rises into one building. This will facilitate delivery of assisted living services and will simplify capital improvements and other physical modifications that may ensue for the remaining high rise, making the most efficient use of capital and operating funds.

Capital improvement items for the Elmer White Building are currently included in the Annual and 5-Year Capital Fund Plan, since demolition of that building is not yet approved by HUD. Once demolition is approved, those items will be removed from the Plan. Following demolition of the Elmer White high rise, the site can be used for a playground or other recreational area. Expanded parking for the Kennedy Building is also possible, if needed.

We are currently in the process of beginning rehabilitation of the rowhouses in the North End site, adjacent to the Elmer White and Kennedy high rises. This will provide modernized public housing for larger families in need of three and four bedroom units.

Our Annual and 5-Year Capital Fund Plan identifies a need for over \$13 million in capital improvements in all projects. We anticipate receiving less than half that amount in capital fund money during that five-year period. We also depend heavily on our Capital Fund allocation to assist with the cost of security services.

In an effort to help address capital improvement demands, we are considering a project with Honeywell Corp. under an Energy Performance Contract. Honeywell has performed an energy audit and has proposed a possible project.

Admission to Programs

We will continue to have admissions preferences in public housing for victims of disasters, domestic violence, and for veterans of the armed forces.

In Section 8, we will continue preferences for disaster victims and for those who are expending more than 50% of their income for rent. Also in Section 8, we will have the challenge of delivering assistance to tenants in the private rental market in the face of decreasing available dollars, which will ultimately mean a decrease in available vouchers.

Operations

In both Section 8 and Public Housing, operating in today’s technological business environment puts greater demands on staff and budgets. We no longer submit tenant and financial data to HUD on paper. More and more, we do business with HUD electronically. With these improved internet tools, HUD is demanding greater accuracy in rent calculations and in verification of tenant income sources and

amounts. This creates a demand for a higher level of skills and training for current and future staff positions.

Economic Self-Sufficiency

We will continue to encourage families to develop economic self-sufficiency through the Family Self-Sufficiency Program in both Section 8 and Public Housing.

We are establishing a Public Housing Homeownership Program in coordination with the City of Steubenville's First Time Homebuyers Program, wherein public housing residents and others will have the opportunity to purchase selected scattered site housing from the Authority's public housing inventory. This will also begin to ease the Authority's financial burden of maintaining a large number of single-family homes as public housing.

In addition, we are establishing a Section 8 Homeownership Program, wherein Section 8 participants will be able to use their voucher toward making a mortgage payment, rather than just paying rent. We anticipate having both of these programs operational before the end of 2004.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Attachment 1: Assessment of Site-Based Waiting List Development Demographic Changes
- ☒ Attachment 2: Implementation of Public Housing Community Service Requirements
- ☒ Attachment 3: Pet Policy
- ☒ Attachment 4: Progress on 5-Year Plan Goals
- ☒ Attachment 5: Resident Membership of the PHA Governing Board
- ☒ Attachment 6: Membership of the Resident Advisory Board
- ☒ FY 2005 Capital Fund Program Annual Statement (attached file: oh014a01)
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ Attachment 7: PHA Management Organizational Chart
- ☒ FY 2005 Capital Fund Program 5 Year Action Plan (attached file: oh014b01)
- ☒ Attachment 8: Public Housing Drug Elimination Program (PHDEP) Plan (not funded for FY 2005)
- ☒ Attachment 9: Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☒ Other (List below, providing each attachment name)
 - Attachment 10: Deconcentration and Income Mixing Questions
 - Attachment 11: Voluntary Conversion Required Initial Assessment
 - Attachment 12: Definition of Substantial Deviation and Significant Amendment

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation:	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Community Service Requirement Plan	Annual Plan: Community Service
X	Voluntary Conversion Required Initial Assessment	Annual Plan: Conversion
X	Pet Policy	Annual Plan: Pet Policy

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	767	4	2	2		2	N/A
Income >30% but <=50% of AMI	462	3	2	2		2	N/A
Income >50% but <80% of AMI	609	2	1	2		2	N/A
Elderly	550	3	1	2	1	2	N/A
Families with Disabilities	756	2	2	1	4	4	3
Race: White	1137	3	2	2	1	2	N/A
Race: Black	439	4	2	2	1	2	N/A
Race: Other	27	3	2	2	1	2	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy
("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☒ Other sources: (list and indicate year of information)

1. Community Housing Improvement Strategy (CHIS) for Jefferson County,

- April 2000 Update.
2. Jefferson Behavioral Health System, December 2000

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	414		
Extremely low income <=30% AMI	207	50.0	
Very low income (>30% but <=50% AMI)	177	42.7	
Low income (>50% but <80% AMI)	30	7.2	
Families with children	326	78.7	
Elderly families	13	3.0	
Families with Disabilities	68	16.4	
Race: white	297	71.7	
Race: black	11	2.6	
Race: Asian	1	0.2	
Race: Hispanic	3	0.7	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	221	53.3	
2 BR	95	22.9	
3 BR	51	12.3	
4 BR	46	11.1	
5 BR	N/A		
5+ BR	N/A		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	419		
Extremely low income <=30% AMI	374	89.2	
Very low income (>30% but <=50% AMI)	43	10.2	
Low income (>50% but <80% AMI)	2	0.4	
Families with children	329	78.5	
Elderly families	7	1.6	
Families with Disabilities	82	19.5	

Housing Needs of Families on the Waiting List			
Race: white	293	69.9	
Race: black	124	29.5	
Race: Asian	1	0.2	
Race: Hispanic	1	0.2	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 10			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development

- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work

☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations

☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	2,121,916	
b) Public Housing Capital Fund	1,378,848	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,377,618	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	48,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2003	30,996	Capital Improvements
PHDEP	0	Security & Prevention
Service Coordinator in PH	0	Salary & Benefits
3. Public Housing Dwelling Rental Income	785,088	PH Operations
4. Other income (list below)		
Laundry, telephone, etc.	7,523	PH Operations
4. Non-federal sources (list below)		
Investment income—PH	41,674	PH Operations
Investment income—Sec 8 Admin	0	Sec 8 Operations
Investment income—Sec 8 tenant based	50,594	Bond service/operations
Total resources	7,842,257	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: 3 months
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe)
- History of disturbing neighbors or destruction of property.
- Fraud in connection with any housing program.
- Alcohol abuse that interferes with the Health, Safety, or Right to Peaceful Enjoyment by Others.

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☒ PHA development site management office
- ☐ Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 3

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? 3

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office
☒ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
☐ Two
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☐ Overhoused
- ☐ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☒ Other: (list below)
To meet deconcentration goals.

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

4 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☒ 2 Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal

- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

- a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- ☐ Adoption of site-based waiting lists
If selected, list targeted developments below:
 - ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
 - ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
 - ☐ Other (list policies and developments targeted below)
- d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- ☐ Additional affirmative marketing
 - ☐ Actions to improve the marketability of certain developments
 - ☐ Adoption or adjustment of ceiling rents for certain developments
 - ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☒ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

☒ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☒ Criminal or drug-related activity only to the extent required by law or regulation

☐ Criminal and drug-related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug-related activity (list factors below)

☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☒ Criminal or drug-related activity

- ☒ Other (describe below)
Upon the request of the owner, we will share any factual or third-party written information relevant to the history of, or ability to, comply with the lease, or any history of drug-trafficking.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

If the family documents their efforts and additional time can reasonably be expected to result in success or the family contains a person with a disability.

(4) Admissions Preferences

- a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
- 2 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability

- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
- ☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
☐ \$1-\$25
☐ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

- e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
☐ Yes but only for some developments
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☒ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☒ Other (list below)

Changes in family composition must be reported.

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

(3) Upfront Income Verification (UIV)

- ☒ The PHA has revised its Admissions and Continued Occupancy Policy (ACOP) to include Upfront Income Verification procedures for new applicants and during the recertification process.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ Reflects market or submarket
☒ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually

☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☒ Other (list below)
Market vacancy rates
Market Rents
Size and quality of units leased under the program

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
☐ \$1-\$25
☐ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

(3) Upfront Income Verification

- ☒ The PHA has revised its Administrative Plan to include Upfront Income Verification procedures for new applicants and during the recertification process.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

?? List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	771	160
Section 8 Vouchers	818	80
Section 8 Certificates	0	0
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	0	0
Protective Services	648	0
Prevention/intervention	0	0
Other Federal Programs(list individually)		
Service Coordinator	239	24

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- a) Admissions and Continued Occupancy Policy
- b) Public Housing Grievance Procedure
- c) Schedule of Utility Allowances
- d) List of Management Charges
- e) Lease
- f) Non-Citizen Procedures
- g) Criminal Activity Procedures
- h) Maintenance Policy (including pest control)
- i) Safety Policy
- j) Personnel Policy

- k) Procurement and Disposition Policy
- l) Capitalization Policy
- m) Investment Policy
- n) Internal Financial Controls
- o) FSS Action Plan

- (2) Section 8 Management: (list below)
- a) Administrative Plan
 - b) FSS Action Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- ☒ PHA main administrative office
 - ☒ PHA development management offices
 - ☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) oh014a01

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- ☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) oh014b01

-or-

- ☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- ☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- ☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

OH14-1 Chester J. Simeral Courts (Negotiating for sale of project and development of replacement units.)

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Chester J. Simeral Courts
1b. Development (project) number: OH014-001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>06/2005</u>
5. Number of units affected: 124
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/2005 b. Projected end date of activity: 12/2009

Demolition/Disposition Activity Description
1a. Development name: Elmer M. White Apartments
1b. Development (project) number: OH014-002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (08/2004)
5. Number of units affected: 87
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 03/2005 b. Projected end date of activity: 12/2005

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: John F. Kennedy Apartments 1b. Development (project) number: OH014-003
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(10/2002)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 149 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Sites 1b. Development (project) number: OH014-012
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (15/09/2004)
5. Number of units affected: 12
6. Coverage of action: (select one)

- | |
|---|
| <input checked="" type="checkbox"/> Part of the development |
| <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 30/06/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☐ Yes ☒ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following

table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	10 (01/09/04)
Section 8	30	45 (01/09/04)

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents

- ☒ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

1. Which developments are most affected? (list below)

OH014-1—Chester J. Simeral Courts
 OH014-2—Elmer M. White Apts.
 OH014-3—John F. Kennedy Apts.
 OH014-4—Earl F. Rodgers Plaza

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents

- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)
2. Which developments are most affected? (list below)
- OH014-1—Chester J. Simeral Courts
- OH014-2—Elmer M. White Apts.
- OH014-3—John F. Kennedy Apts.
- OH014-4—Earl F. Rodgers Plaza
- OH014-12—Scattered Sites

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2004 in this PHA Plan?
- ☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

Note: Congress has not authorized PHDEP for FY2005.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
☐ Not applicable
☐ Private management
☒ Development-based accounting
☒ Comprehensive stock assessment
☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☐ Attached at Attachment (File name)
☒ Provided below:

Comments from OH14-2: Elmer M. White Apartments

1. Main roof needs replaced.
2. Handicapped access to south rear entrance of building.
3. Exterior lighting.

4. Expanded parking.
5. Improve patio area.
6. Develop playground in family unit area.
7. Install new fencing.
8. Improve security access.

Comments from OH14-3: John F. Kennedy Apts.

1. Handicapped accessible restrooms on main floor.
2. Replace all windows.

Comments from OH14-5: Michael Myers Terrace Apartments

1. Grounds: improve storm drainage; bus shelter for children; storage for tenants; improve basketball court; fence; picnic table; awning for low-rise patio; patio furniture; grill on patio.
2. Apartments: closet doors; kitchens and baths; pantry lighting; air condition low-rise; dead bolts; screen door locks; new appliances; carpeting; garbage disposals.
3. Security: 24 hour security; better lighting; neighborhood watch; doorbells in family units; curfew enforced; new entry doors with peepholes in family units; new outer doors, low-rise; new locks, low-rise.
4. Maintenance: on site all the time; part-time helper; repairs (routine work orders) ASAP (not only on Tuesday); snowblower.
5. Parking: handicap ramp improvements, low-rise; removal of old cars; designated parking, low-rise; resurface lot, low-rise.

Comments from OH14-6: Merkel and Schlernitzauer Apartments

1. Security cameras in low-rise buildings.
2. New HVAC in family units.
3. Kitchen/bath renovations.
4. Improve TV cable system.
5. Parking sign and stickers (permits).
6. Carpeting on 2nd, 3rd, and 4th floors (Schlernitzauer Apts.)
7. Laundry room on 1st floor—Schlernitzauer.
8. Air conditioning in community room—Schlernitzauer.

Comments from OH14-11: Lovers Lane Circle Apts.

1. Storm doors.
2. Appliances.
3. Water heaters.
4. Expand parking/exterior lighting.
5. Develop recreation space in maintenance/laundromat building.

No other resident comments were received.

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☒ The PHA changed portions of the PHA Plan in response to comments
List changes below:

Many items are already included in CFP Annual and Five-Year Plans. Routine maintenance and management items were referred to appropriate departments within the Housing Authority.

- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance

- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - ☐ Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment 1: Assessment of Site-Based Waiting List Development Demographic Changes

The Housing Authority had previously used one waiting list for all of its public housing developments. These included seven projects (OH014-001, 002, 003, 004, 010, 011, 012) in the City of Steubenville, one project (OH014-005) in the City of Toronto, approximately ten miles north of Steubenville, and one project (OH014-006) in the Villages of Yorkville and Tiltonsville, about seventeen miles south of Steubenville. These three areas do not comprise a contiguously populated area, and have always been geographically separate and distinct. The populations of these distinct areas have remained fairly stable, in as far as residents generally do not move from one area to the other, except for a specific reason, such as employment.

This very condition has always made for a difficult and cumbersome process when leasing apartments from what was actually one central waiting list for all of Jefferson County. Applicants who are long-time residents of Yorkville, for example, really aren't interested in housing in Steubenville, and vice versa. With one waiting list, applicants routinely refused offers of units in other towns, waiting for a unit in their own area. The Housing Authority felt it would be much more efficient, and would enable us to compete much more effectively with other rental housing, to establish a waiting list for each of these traditionally distinct localities.

Separate waiting lists were actually established in November of 2000. One waiting list was established for all developments in Steubenville. This waiting list includes our older downtown developments, as well as newer developments in the City's West End, and all single-family scattered site housing. A second waiting list was established for our single development in Toronto. A third waiting list was established for the two former elderly buildings and six family units in Yorkville and Tiltonsville. At that time we revised our application procedure to include a mandatory pre-application form. This pre-application form indicates the existence of the three waiting lists, and that applicants may choose to be on one, two, or all three waiting lists. Applicants are provided a summary of characteristics for each development, as well as average wait time for each waiting list. Applicants indicate their choices by placing check marks in the appropriate boxes. Applications are taken in all three waiting list communities, but are centrally processed by the Housing Authority Leasing Office in Steubenville. There has been no discernible demographic change at these sites in the time separate waiting lists have been in effect.

JMHA's Admissions and Continued Occupancy Policy, Section 4.0 Family Outreach, assures that the Housing Authority "will publicize the availability and nature of the

Public Housing Program for extremely low-income, very low, and low-income families in a newspaper of general circulation, minority media, and by other suitable means” . . . “will distribute fact sheets to the broadcasting media and initiate personal contacts with members of the news media and community service personnel” . . . “will communicate the status of housing availability to the other service providers in the community and inform them of housing eligibility factors and guidelines . . .”

As we continue with separate waiting lists, the Housing Authority, at the mid-point of its fiscal year, i.e. on or about June 30 of each year, just prior to the Annual Plan process, will assess changes in racial, ethnic, or disability-related tenant composition at each site, based on MTCS occupancy data, as well as data maintained locally. At least every three years, the Housing Authority will provide for independent testing, or other means satisfactory to HUD, to assure that the site-based waiting list is not being implemented in a discriminatory manner. Any problems indicated will be remedied. Testing is currently being conducted during July and August 2004, and we are awaiting the results of that testing.

We expect that the use of separate waiting lists will, in our case, enhance opportunities for minority applicants to locate in traditionally non-minority areas by choosing to be on those waiting lists. With the previous single waiting list, unit offers were heavily weighted toward Steubenville, where 82% of our public housing is located, along with the largest minority population.

Attachment 2: Implementation of Public Housing Community Service Requirements

On November 15, 2000, the Board of Commissioners of Jefferson Metropolitan Housing Authority adopted a Community Service Policy for the Housing Authority. The Policy became effective at the beginning of the next HA fiscal year on January 1, 2001. The Policy is based on a model from the Nelrod Consortium, and closely follows the provisions of 24CFR960, Subpart F.

Notification letters were sent out to all public housing residents 30 days in advance of the effective date of the requirement. The public housing management staff was trained on the Policy, and was also given copies of the CFR section for additional guidance. Property managers were provided with the following forms to implement and track resident compliance: Resident Community Service Time Sheet (Form HF-115), and Dwelling Unit Community Service Ledger (Form HF-116). These forms were obtained from Housing Forms, Inc.

Property managers reviewed all tenant household files to determine:

- 1) which individuals are potentially exempt, as defined in 960.601;
- 2) which individuals are obligated to perform community service;
- 3) if an individual might already be performing an activity that might satisfy the requirement.

At the same time, the Housing Authority contacted local government, church, and service agencies, and compiled a list of potential sites where residents might perform community service. Property managers sent out follow-up notification letters prior to the effective date of the requirement. Residents are required to comply with the community service requirement as of January 2001. The JMHA Public Housing Lease, adopted in 1999, already contains a provision requiring performance of community service.

The Community Service Requirement was suspended by Congress for FY2002. The Housing Authority adjusted its procedures accordingly. The Community Service Requirement was reinstated for FY2003. The Housing Authority began to implement the requirement with the start of the fiscal year on January 1, 2003.

Attachment 3: Pet Policy

The Housing Authority has adopted a Pet Policy that will serve both elderly and family units. The previous Pet Policy for Elderly and Disabled Housing provided for a \$300 refundable deposit and a \$25 non-refundable annual fee for dogs and cats. This will continue under the new policy for all developments, except that the non-refundable annual fee has been eliminated for all tenants. Aquariums will require a \$150 deposit. The Pet Policy contains the normal provisions regarding licensing, spaying and neutering, and inoculations.

The Pet Policy is based on a model policy from the Nelrod Company, and was discussed at length with the residents.

Attachment 4: Progress on 5-Year Plan Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
 - ☒ Reduce public housing vacancies: to at least 7% per cent actual over 5 yrs

Vacant Unit Reports for October 1999 show 85 units vacant, that is, 10.8% of our public housing inventory. The same reports for September 2002 show 66 units, or 8.45 % vacant. Reports for September 2003 show 61 vacant units. We have pursued several strategies to reduce vacancies during that time period. One of these was targeted marketing.

Chester J. Simeral Courts (OH014-001), better known as Parkview Circle, consisting of 124 units built in 1959, had one of our worst vacancy problems. The site had a history of serious drug problems for several years. The Housing Authority took aggressive steps to eliminate the problem, and was reasonably successful in its effort. One unit has been dedicated to use as a police/security substation. Even so, the site's reputation persisted in the local community. In October 1999, 16 units, 13% of the site, were vacant. The number of vacant units often exceeded twenty. The site is adjacent to the Franciscan University of Steubenville. The University is somewhat unique in as far as, besides students and staff, other families have moved to the Steubenville area to be near the University because it is the center of a conservative religious movement in the Catholic Church. This "University community" has generated a demand for rental housing near the campus. Working with the University's housing office, we began to market public housing as a rental option for the University community. At the same time efforts to market the "improved" Parkview Circle to the traditional local rental market were failing, families in the University community were discovering the opportunity to live in safe, clean, affordable housing adjoining the campus. In September 2002, this site had 8 vacant units. In September 2003, this site had one vacant unit.

We have employed a similar strategy regarding our two formerly elderly high rise buildings in the North End of Steubenville. As elderly applicants became fewer, vacancies rose. By working with local health and social service agencies, we provide housing opportunities for the disabled and homeless populations that they serve. Even efficiency units that had been vacant for years, and were considered unmarketable, have been leased. In October 1999, these two buildings had a combined 28 vacant units, out of a total 238, or 11.8% vacant. In September 2002, there were 14 units vacant, or 5.9%. Our Service Coordinator and Drug Elimination Programs play a key role in the success of this strategy. In July 2000, JMHA received a NAHRO National Merit Award for this strategy.

The Authority has had recurrent talks with the Franciscan University of Steubenville regarding possible purchase of Chester Simeral Courts (Parkview Circle) by the University. The proposed plan would convert the current public housing units to vouchers, with the Authority continuing as the management entity for a three year transition period. No existing tenants would be displaced. As units become vacant, the University would have the option of converting them to campus housing. We have a tentative timeline beginning with an initial agreement in 2005, and complete transition by 2009.

Disposition of Chester Simeral Courts through sale to the University would generate new capital for the Authority to put toward acquisition or development of new units that would better serve current low-income housing needs in Jefferson County.

In 2002, the Housing Authority applied to HUD for elderly designation for the John F. Kennedy hi-rise. HUD approved this request in October 2002. In 2004, we have begun admitting near-elderly occupants to the Kennedy, as provided for in the designation plan. This has facilitated the process of consolidating the population of the Kennedy Building with the elderly and near-elderly population of the Elmer White hi-rise, which is slated for demolition, pending HUD approval. We feel this strategy will make us more competitive in the local senior housing market.

In order to expedite the processing of applications and placement of eligible applicants, we had relocated the leasing office from within a high rise to a free-standing office on the same site. Computer network problems have forced us to return the leasing office to the JFK Building. JMHA is now a Housing Television Network (HTVN) training site. We are making extensive use of this training availability. We are also continuing to send staff to outside training when beneficial. We are continuing to update procedures.

Finally, we are continuing improved quality control efforts in vacant unit turnaround time. We have introduced improvements to maintenance task assignment and monitoring.

- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
 - ☒ Improve public housing management: (PHAS score) 90.0 by 12/31/2007
 - ☒ Improve voucher management: (SEMAP score) 90.0 by 12/31/2007
 - ☒ Renovate or modernize public housing units:
 - ☒ Demolish or dispose of obsolete public housing:
 - ☒ Provide replacement public housing:
 - ☒ Provide replacement vouchers:

We are working to improve overall operations efficiency at the Housing Authority through staff reorganization and training. The property management staff meets as a group at least twice a month. The position of Director of Housing Programs was established in January 2001 and oversees Public Housing and Section 8 property and program management. The Executive Director, the Director of Housing Programs, and the Facilities Manager have recently begun monthly visits to each development to review the overall condition of the property, procedural compliance, and progress on vacant unit turnaround. We have also combined four developments totaling 231 units in Steubenville under a new Property Manager III position. Our other Manager III manages approximately 290 units. These units now have their annual recertifications performed by a Recertification Manager, thereby freeing the two Manager III's to do more "out-of-the-office" property management, such as regular housekeeping inspections, general lease enforcement, and improved communication with residents, and marketing.

Maintenance personnel have attended Lead-Based Paint training for both public housing and Section 8. We are continuing our modernization efforts in public housing. During 2000, we completed LBP abatement work on the last of our public housing units. We also did extensive renovation work at Michael Myers Terrace (OH014-005) in Toronto.

This work included new kitchens, bathrooms, and floors. Exterior work on this site included extensive repairs to brickwork, and new porch roofs. Also in 2000, we received approval of our application to demolish 3 scattered site single family houses that were beyond reasonable repair.

In 2001, we have undertaken extensive renovation projects at Chester Simeral Courts (OH014-001), Earl Rodgers Plaza (OH014-004), and Merkel/Schlernitzauer Apartments (OH014-006). This work includes new roofs, sidewalks and steps, HVAC systems, and renovations to community buildings, including handicapped accessibility.

In 2002, we performed extensive renovation work at Merkel/Schlernitzauer Apartments (OH14-6), including installing air conditioning in all low-rise apartments, expanding parking areas, roof and soffit & fascia (Merkel Building), and electrical upgrades. We repaved parking lots at the Hamann Apartments (OH14-10) and the basketball court at Earl Rodgers Plaza (OH14-4), made corrections to the sewer system at Parkview Circle (OH14-1), replaced exterior doors on several buildings, and are started site renovation work at the John F. Kennedy and Elmer White high rises.

In 2003, we continued extensive site work at the John F. Kennedy Apartments (OH14-3) and the Elmer M. White Apartments (OH14-2). This work included extensive site work on the John F. Kennedy high rise, such as new sidewalks and resurfaced parking lot, new exterior lighting, and new interior corridor lighting and carpeting in the

corridors of both high rises. A new security access system was also installed in all mid and high rise buildings.

In 2004, we have installed new furnaces and water heaters in all units at Parkview Circle. We are currently installing new water heaters and furnace/heat pumps in the John F. Kennedy and Elmer White row-house family units. This work will also provide air conditioning for those units. We will soon begin work on replacement of the roof on the Schlernitzauer Building (OH14-6).

As noted above, we are continuing discussions for the possible negotiated sale of Chester J. Simeral Courts, our oldest project, and the development or acquisition of new replacement units in a new location. We expect to reach an initial agreement in 2004.

Our PHAS composite scores for FY 2002 is 89, and 88 for FY 2003. Our SEMAP for FY 2002 is 83, and 77 for FY 2003.

- ☒ PHA Goal: Increase assisted housing choices
 - Objectives:
 - ☒ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords
 - ☒ Implement public housing site-based waiting lists:

The Housing Authority provides voucher mobility counseling as part of the Section 8 briefing for new program participants. Written information on portability is also included in the briefing packet. The Section 8 office has instituted a landlord newsletter, and holds landlord meetings on at least an annual basis. The Section 8 staff scans local rental ads for potential additional units and owners of rental property.

The Housing Authority implemented three site-based waiting lists in December 2000. There is one list for all developments in the City of Steubenville, one for the City of Toronto, and one for the Villages of Yorkville and Tiltonsville.

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
 - Objectives:
 - ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

- ☒ Implement public housing security improvements:
- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Poverty Deconcentration: According to the criteria established by the August 6, 2002 Final Rule on deconcentration, all of JMHA's sites are exempt by reason of having an average income of 30% or less of the area median income.

Income mixing: The use of separate waiting lists will provide some opportunity for lower income applicants to be housed in higher income sites. We have not yet employed waiting list skipping, as described in our ACOP. We still have concerns about how to fairly apply this strategy.

Public housing security improvements: JMHA has maintained an extensive security program since the early 1990's, using PHDEP and CGP funds. We are continuing this under the Capital Fund Program. Security efforts include security guard services at all housing developments in Steubenville, and security cameras and secure access systems for high rise buildings. Since these electronic systems are now several years old, we have begun updating them. We also have a supplemental police services contract with the City of Steubenville, although with the expiration of the PHDEP program, we cannot currently fund this contract.

The application screening procedure includes thorough criminal screening of all applicants.

Designated developments:

We have secured elderly designation for the John F. Kennedy hi-rise. This building was originally constructed in the 1960's as elderly housing.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.

The Housing Authority has operated a Family Self-Sufficiency (FSS) Program since 1993. The Program was originally established to service Section 8 participants and had 100 program slots. Later, FSS was extended into public housing with 15 slots. Currently, there are 57 FSS participants in Section 8. The number of original slots is being reduced as families successfully complete the program. We are maintaining 10 slots in public housing. Since the Program's inception, there have been 199 enrollees from the Section 8 Program, and 35 from public housing. Of these, 96 Section 8 participants have completed the Program successfully, as have 14 from public housing.

The FSS Coordinator maintains an active Program Coordinating Committee, representing a cross-section of institutions in the community, from banks to social service agencies. Networked services include resume writing and job search assistance, credit counseling, and "dress-for-success" programs.

The Housing Authority has had a Service Coordinator in Public Housing Grant since 1995. The program has coordinated the delivery of a variety of supportive services, such as screenings for high blood pressure, diabetes, cataracts, depression, as well as delivery of general home health care. Other services include a monthly church service and dinner, and several senior citizen clubs, and bingo.

Special projects have included a health study conducted by Brigham & Women's Hospital of Harvard University, and a prescription drug study conducted through the University of Pittsburgh. The current Service Coordinator is a Licensed Practical Nurse, and provides direct delivery of ad hoc nursing services to residents, and averages over 100 units of direct service delivery a month. The program provides linkages to over 30 service providers in the community.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

The Admissions and Continued Occupancy Policy, Section 1: Fair Housing, states that the Housing Authority will comply with all Federal, State, and local non-discrimination laws; the Americans with Disabilities Act; and HUD regulations governing Fair Housing and Equal Opportunity. The Policy states that no person shall be excluded from participation in housing programs on the grounds of race, color, sex,

religion, national or ethnic origin, familial status, or disability. Section 1 further states that the Housing Authority will provide Federal/State/local information regarding discrimination and any recourse available to them if they believe they may be victims of discrimination; that all written information and advertisements will contain the appropriate Equal Opportunity language and logo; and that the Housing Authority will assist any family that believes they have suffered illegal discrimination by providing them with information, forms, technical assistance, and referral to the nearest HUD office of Fair Housing and Equal Opportunity.

The ACOP, Section 2: Reasonable Accommodation, states that the Housing Authority will provide reasonable accommodations to applicants/tenants in order to take full advantage of the Housing Authority's housing programs and related services. Information on reasonable accommodation is provided to all applicants/tenants.

On a practical level, the Leasing Office, where applications for housing are taken, and the Section 8 Office, are handicapped accessible. Since our major structures are about 40 years old, all modernization work undertaken by the Housing Authority includes necessary handicapped accessibility modifications for both sites and dwelling units. We will also address individual needs, when possible, even if not strictly required under the law. For example, we recently built a wheel chair ramp onto the entrance of a row house unit in a family project, and installed curb cuts nearby to facilitate access for the tenant.

The Housing Authority works closely with supportive service agencies, and through the use of PHDEP and SCPH funding, contracts with the county mental health system to provide on-site supportive services for residents with mental and behavioral disabilities.

Required Attachment 5: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Agnes Broemson

B. How was the resident board member selected: (select one)?

- ☐ Elected
☒ Appointed

C. The term of appointment is (include the date term expires): May 25, 2003 to May 24, 2008

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

B. Date of next term expiration of a governing board member: May 2005

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Domenick Mucci, Jr., Mayor of Steubenville. (next appointment)

Jefferson County Commissioners:

Adam Scurti, Richard Delatore, Thomas Graham

Joseph Bruzzese, Jr., David Henderson, Judges of the Common Pleas Court.

Samuel Kerr, Judge of the Probate Court.

Required Attachment 6: Membership of the Resident Advisory Board or Boards

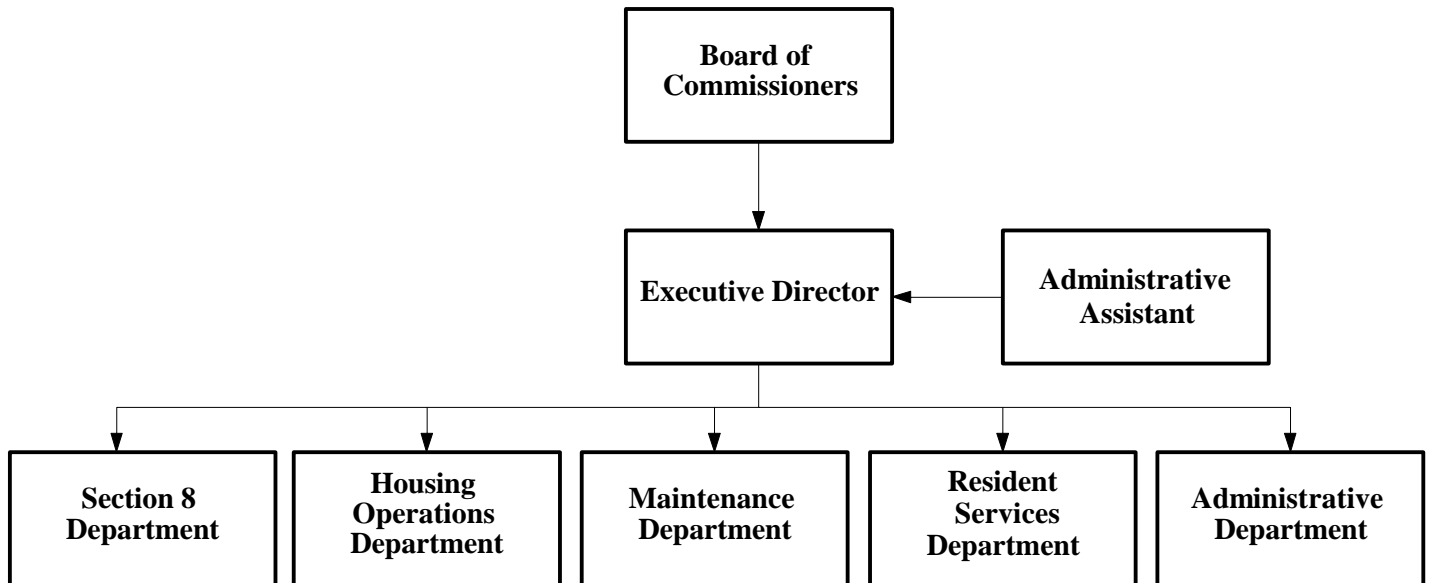
List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Doug Thompson
Bonita Brown
Mary Jo Waugh
James Obermann
JoAnn Palmer

Kurt Melanson
JaToya Jackson
Cynthia Johnson
Walter Mallory
Kathryn Headland

Attachment 7: PHA Management Organizational Chart

**JEFFERSON METROPOLITAN HOUSING AUTHORITY
ORGANIZATION CHART**



Attachment 8: Public Housing Drug Elimination Program (PHDEP) Plan

(not funded in HUD Budget)

Attachment 10: Deconcentration and Income Mixing Questions

Component 3, (6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Chester Simeral Courts (26%)	122	Near college campus; has higher number of part-time and full-time students with little or no income.	
Merkel/Schlernitzauer Apts. (179%)	64	Less than 30% of area median income.	
Lovers Lane Circle Apts. (111%)	20	Less than 30% of area median income.	
Elmer White Apts. (115%)	115	Less than 30% of area median income.	
Earl Rodgers Plaza (86%)	94	Population affected by loss of lower wage jobs in area.	
Michael Myers Terrace (117%)	75	Less than 30% of area median income.	
Hamann Apts./Crabbe Blvd. (95%)	40	Population affected by loss of lower wage jobs in area.	

Scattered Sites (155%)	65	Less than 30% of area median income.	
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Note: If Chester Simeral Courts is removed from this calculation, all projects fall within the 85-115% range except for Merkel/Schlernitzauer (almost all elderly). As shown elsewhere in this Plan, Chester Simeral Courts is being proposed for disposition.

Attachment 11: Voluntary Conversion Required Initial Assessment

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

All nine developments.

- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

None.

- c. How many Assessments were conducted for the PHA's covered developments?

An initial assessment was conducted for each development.

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name

Number of Units

none

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

Attachment 12: Definition of Substantial Deviation and Significant Amendment

Substantial Deviations and Significant Amendments shall include the following:

- a) Changes to rent or admissions policies or organization of the waiting list;
- b) Additions of non-emergency work items (items not included in the current Annual Statement or the Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund;
- c) Additions of new activities not included in the current PHDEP Plan;
- d) Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.



PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>